



Incentives for Affordable Housing Development

Density Bonus

State Law (Ca. Gov Code 65915) allows density bonuses and other incentives to residential developments that include units affordable to very low-, low-, and moderate-income households. A density bonus is the amount of unit increase allowed over the maximum allowable residential density set forth under the applicable zoning ordinance.

To be eligible for a density bonus or any other incentives, the project must meet specific requirements as set forth in [Ca. Gov Code 65915](#). The density bonus percentage increases as the percentage of the units increases in each of the household income categories as shown in these [tables](#).

In addition to the density bonus to which an applicant may be entitled, an applicant may also submit a proposal for specific density bonus incentives as provided below:

1. **One density bonus incentive** for projects that include at least:
 - 10% of the total units for lower income households,
 - 5% for very low income households, or
 - 10% for persons and families of moderate income in a condominium or planned development;
2. **Two density bonus incentives** for projects that include at least:
 - 17% of the total units for lower income households,
 - 10% for very low income households, or
 - 20% for persons and families of moderate income in a condominium or planned development;
3. **Three density bonus incentives** for projects that include at least:
 - 24% of the total units for lower income households,
 - 15% for very low income households, or
 - 30% for persons and families of moderate income in a condominium or planned development
4. **Four density bonus incentives** for projects in which 100% of the units are low-income (exclusive of the manager's unit)

Fee Waiver

The County may consider a deferral or waiver of certain development fees and/or building permit fees.

If an applicant feels a development standard impedes the construction of a qualifying housing project, the applicant may apply for a waiver or modification of the development standard. It is the applicant's responsibility to show that the waiver or modification is necessary in order to make the housing units economically feasible to construct.

Priority Processing

To reduce development costs for affordable housing, the applicant shall be notified whether the project qualifies for the requested additional density bonus and density bonus incentive(s) within thirty (30) days of the acceptance of the project land use permit application as complete.

CEQA Affordable Housing Streamlining and Exemptions

To streamline the construction of housing projects in California, the Legislature has created multiple statutory exemptions for housing projects from the California Environmental Quality Act (CEQA). Additionally, the Governor's Office of Planning and Research (OPR) and the Natural Resources Agency have streamlined regulations for certain classes of projects—such as small housing developments and infill housing—that typically do not have substantial impacts on the environment. To assist lead agencies, housing developers, and members of the public with navigating those various provisions, OPR has a dedicated webpage at: <https://opr.ca.gov/ceqa/ceqa-housing.html>